

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

201/1 Studio Walk, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$721,000

### Median sale price

Median price

\$608,500

Property Type

Unit

Suburb

Richmond

Period - From

01/10/2018

to

30/09/2019

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	304/5 Kennedy Av RICHMOND 3121	\$733,000	29/09/2019
2	50/73 River St RICHMOND 3121	\$725,000	10/12/2019
3	301/1 Studio Wlk RICHMOND 3121	\$725,000	28/09/2019

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/01/2020 11:50

201/1 Studio Walk, Richmond Vic 3121

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**Indicative Selling Price**

\$721,000

**Median Unit Price**

Year ending September 2019: \$608,500



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties

304/5 Kennedy Av RICHMOND 3121 (VG)

Agent Comments



**Price:** \$733,000

**Method:** Sale

**Date:** 29/09/2019

**Property Type:** Flat/Unit/Apartment (Res)



50/73 River St RICHMOND 3121 (REI)

Agent Comments



**Price:** \$725,000

**Method:** Sold Before Auction

**Date:** 10/12/2019

**Property Type:** Apartment

301/1 Studio Wik RICHMOND 3121 (VG)

Agent Comments



**Price:** \$725,000

**Method:** Sale

**Date:** 28/09/2019

**Property Type:** Strata Unit/Flat

Account - Chisholm & Gamon | P: 03 9646 4444 | F: 03 9646 3311



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.